127.0	0001	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	526,200 / 526,200
					USE VALUE:	526,200 / 526,200
					ASSESSED:	526,200 / 526,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		WALNUT CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCNEILL KATHERINE F
Owner 2:	MCNEILL SHARIE L
Owner 3:	
Street 1:	9 WALNUT CT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARMAN-MCNEILL KATHERINE -
Owner 2:	HARMAN-MCNEILL SHARIE -
Street 1:	9 WALNUT CT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 992 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2600.000	177,600		348,600	526,200
Total Card	0.060	177,600		348,600	526,200
Total Parcel	0.060	177,600		348,600	526,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 530.44 | /Parcel: 530.4

Legal Description

User Acct 81681

GIS Ref

GIS Ref

Insp Date 01/28/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 127.0-0001-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	177,600	0	2,600.	348,600	526,200	526,200	Year End Roll	12/18/2019
2019	101	FV	158,900	0	2,600.	348,600	507,500	507,500	Year End Roll	1/3/2019
2018	101	FV	158,900	0	2,600.	308,800	467,700	467,700	Year End Roll	12/20/2017
2017	101	FV	158,900	0	2,600.	259,000	417,900	417,900	Year End Roll	1/3/2017
2016	101	FV	158,900	0	2,600.	259,000	417,900	417,900	Year End	1/4/2016
2015	101	FV	155,000	0	2,600.	224,100	379,100	379,100	Year End Roll	12/11/2014
2014	101	FV	165,400	0	2,600.	216,600	382,000	382,000	Year End Roll	12/16/2013
2013	101	FV	165,400	0	2,600.	206,200	371,600	371,600		12/13/2012

!9821!

PRINT

Date	Time
12/11/20	00:13:51

LAST REV

Date	Time
07/23/18	09:54:26
mmcmakin	
9821	

USER DEFINED

Prior Id # 1:	81681
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARMAN-MCNEILL	47413-127		5/8/2006	Family	1	No	No		
MAHONEY PATRICI	41709-575		12/19/2003		290,000	No	No		
MAHONEY MARY A	41483-299		11/21/2003	Family		No	No		
	13381-458		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2005	210	Re-Roof	8,350					
1/26/2004	41	Redo Kit	12,000					REDO BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2018	Mail Update	MM	Mary M
1/31/2018	Mail Update	EMK	Ellen K
1/28/2014	Meas/Inspect	PC	PHIL C
10/20/2005	Permit Visit	BR	B Rossignol
1/21/2005	Info Fm Prmt	BR	B Rossignol
8/23/2004	MLS	HC	Helen Chinal
12/16/1999	Mailer Sent		
12/7/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2600		Sq. Ft.	Site		0	70.	1.92	8									348,601						348,600	

Total AC/HA: 0.05969 | Total SF/SM: 2600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 348,601 | Spl Credit | Total: 348,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	257413
Depreciation:	79798
Depreciated Total:	177615

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

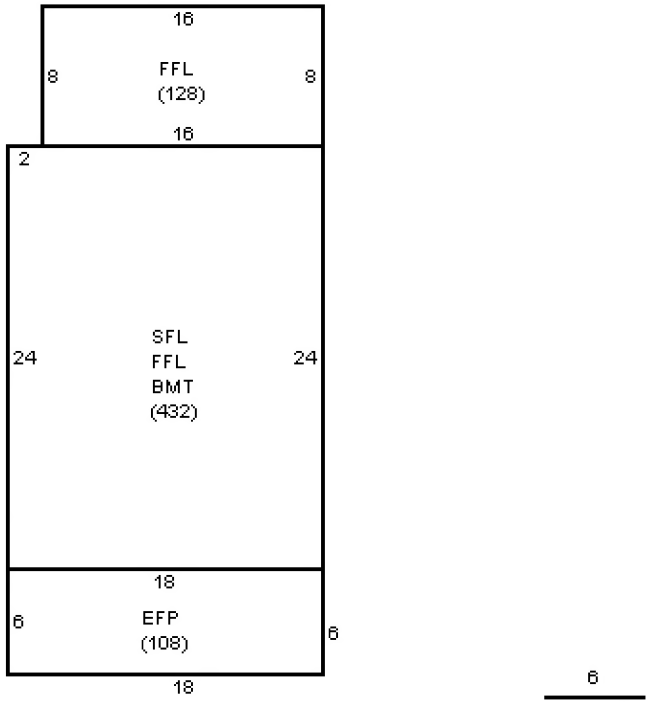
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.73
Special Features:	0	Val/Su Net:	115.93
Final Total:	177600	Val/Su SzAd	179.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	560	168.730	94,491
BMT	Basement	432	50.620	21,868
SFL	Second Floor	432	168.730	72,893
EFP	Enclos Porch	108	52.430	5,662

Net Sketched Area:	1,532			Total:	194,914
Size Ad	992	Gross Are	1532	FinArea	992

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0001-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	